



Weekly Permit Bulletin

August 28, 2014

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on How do I / Get involved / E-mail News. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

Iwanski Residence

Location: 1630 W. Lake Sammamish Pkwy NE

Neighborhood: Northeast Bellevue

File Number: 13-136011-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing residence and construct a new single-family home. The new structure is significantly larger and will encroach into 1,405 sq. ft. of critical steep slope and 936 sq. ft. of required structure setback. A 30-inch wide cedar path will traverse the slope from the house to Mallard Lane. A restoration and planting plan using native species is proposed to mitigate impacts associated with construction.

Approvals Required: Critical Areas Land Use Permit approval, and ancillary permits and approvals

Decision: N/A

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: September 11, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 30, 2013

Completeness Date: January 27, 2014

Applicant: Mimi Iwanski

Applicant Contact: Larry Ho, Larry Ho Architects, 425-922-3862

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

NOTICE OF APPLICATION

BK Play Academy

Location: 14224 NE Bel-Red Road

Neighborhood: Bel-Red

File Number: 14-133390-LA

Description: Application for Administrative Conditional Use Permit approval to locate a school (K-5) within the City of Bellevue's Highland Park and Community Center. BK Play Academy's approval is subject to Administrative Conditional Use and life/safety approvals. The student population will contain pre-school students 2.5 years and older to school-aged grades 1 through 5. Temporary occupancy has been given for the preschool activities only per the City of Bellevue's Building and Fire Departments. A building permit to obtain approval for a change of occupancy for a portion of space within the existing building is required prior to permanent occupancy of the pre-school. Improvements to the existing building may be required to comply with technical code requirements for the new occupancy.

Approvals Required: Administrative Conditional Use Permit approval, and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: September 11, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 30, 2014

Completeness Date: August 20, 2014

Applicant Contact: Ben Kwak, BK Play Academy, 425-633-2477

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

Sound Transit East Link Extension South Bellevue

Location: I-90 to approximately SE 4th Street, including South Bellevue Park and Ride

Neighborhood: Southwest Bellevue

File Number: 14-134626-LD

Description: Sound Transit is requesting a Design and Mitigation Permit for the portions of its East Link light rail transit system in South Bellevue from I-90 to approximately SE 4th Street. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facilities are consistent with:

a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and

c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250. The public may submit written comments or provide oral testimony regarding Design and Mitigation Permits at Light Rail Permitting CAC meetings held the first and third Wednesday of each month from 3 – 5 p.m. in room 1E-113 at City Hall. For more information on the Light Rail Permitting CAC, visit www.bellevuewa.gov/light-rail-permitting-cac.htm.

Approvals Required: Design and Mitigation Permit approval and ancillary permits and Approvals

SEPA: Final Environmental Impact Statement issued July 15, 2011, Final Supplemental Environmental Impact Statement, and SEPA Addendum to the Final Environmental Impact Statement prepared by Sound Transit

Minimum Comment Period Ends: Thursday, September 11, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 20, 2014

Completeness Date: July 18, 2014

Applicant: Sound Transit

Applicant Contact: Justin Lacson, Sound Transit, 206-903-7566

Contact Email: justin.lacson@soundtransit.org

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

Notice of Decision

NOTICE OF APPLICATION

Beddoe

Location: 9449 Lake Washington Blvd NE

Neighborhood: North Bellevue

File Number: 14-125970-LO

Description: Critical Areas Land Use Permit approval for landscape and hardscape improvements within the 25-foot shoreline buffer and 25-foot shoreline structure setback. This proposal also includes the reconfiguration of an existing deck associated with the single-family residential structure.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: September 11, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 3, 2014

Completeness Date: March 10, 2014

Notice of Application Date: July 17, 2014

Applicant Contact: David Fey, Jensen Fey Architecture, 425-216-0318

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

Phelps Residence

Location: 1426 109th Ave SE

Neighborhood: Southwest Bellevue

File Number: 14-129819-LO

Description: Critical Areas Land Use Permit approval to modify the 75-foot structure setback from a steep slope critical area to construct a new single-family dwelling.

Decision: Approval with conditions

SEPA: Exempt

Appeal Period Ends: September 11, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 28, 2014

Completeness Date: May 15, 2014

Applicant: Ee-Na Enterprises

Applicant Contact: Bill Gustavson, 425-766-0557, billgusta@hotmail.com

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov